



144 Nottingham Drive,
Wingerworth, S42 6WB

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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£185,000

WELL APPOINTD SEMI - TWO DOUBLE BEDS - MODERN KITCHEN & BATHROOM - NO UPWARD CHAIN

Occupying a cul-de-sac position and offered for sale with no upward chain is this two double bedroomed semi detached house which spans 611 sq.ft. and offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property also boasts a modern fitted kitchen and bathroom. Outside, there is off street parking for two cars and a car port, together with a mature enclosed rear garden, making this an ideal choice for small families, couples, or individuals.

In summary, this semi detached house on Nottingham Drive presents an excellent opportunity for those looking to settle in Wingerworth. With its appealing layout, and proximity to local facilities, it is a property that should not be missed.

- Well Appointed Semi in Cul-de-Sac Position
- Good Sized Living Room
- Modern Kitchen/Diner with Integrated Cooking Appliances
- Two Double Bedrooms
- Modern Family Bathroom
- Car Port & Off Street Parking
- Mature Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 56.7 sq.m./611 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Having an internal door opening into the ...

Living Room

15'9 x 11'8 (4.80m x 3.56m)
A good sized front facing reception room, spanning the full width of the property and having a feature fireplace with a marble hearth. (Note: The gas stove is not included in the sale, but the gas pipe will be capped so that a fire can be installed).
A staircase rises to the First Floor accommodation.

Kitchen/Diner

11'8 x 9'9 (3.56m x 2.74m)'2.74m)
Being part tiled and fitted with a range of modern shaker style wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor canopy over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

having a loft access hatch with pull down ladder to a part boarded roof space with lighting.

Bedroom One

11'9 x 9'10 (3.58m x 3.00m)
A good sized rear facing double bedroom, spanning the full width of the property and having a range of built-in wardrobes with sliding doors. There is also an over stair storage area.

Bedroom Two

11'1 x 6'7 (3.38m x 2.01m)
A front facing double bedroom having a built-in double wardrobe with sliding doors, and a built0in over stair storage cupboard which houses the hot water cylinder.

Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

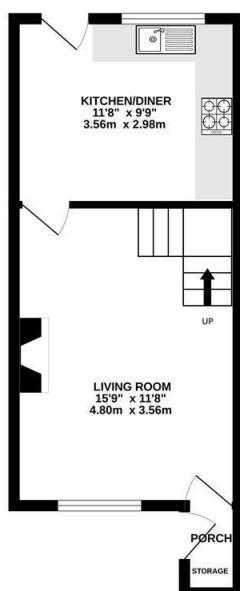
Outside

To the front of the property where there is a driveway providing off street parking for two cars, leading to a Car Port which has wooden double doors to the front and a wooden stable door to the rear.

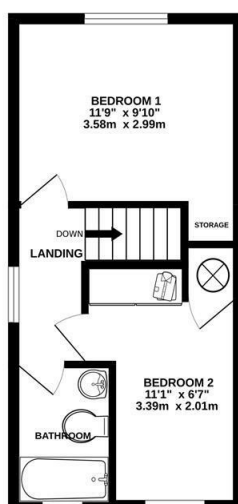
To the rear of the property there is a paved patio and a lawned garden with mature planted borders. There is also an attached outbuilding with light and power providing useful storage space.



GROUND FLOOR
308 sq ft. (28.7 sq.m.) approx.



1ST FLOOR
302 sq ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 12.0.0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			62
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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